



Sentinel 



TOWN SQUARE TOWER
445 MINNESOTA STREET, ST. PAUL

FOR LEASE

OFFICE | RETAIL | CONCOURSE OPPORTUNITIES AT TOWN SQUARE TOWER



Welcome to the Town Square Tower

The Town Square Tower, Town Square Retail and Concourse Level offer a variety of space options. Its central location provides the most heavily traveled skyway in the entire CBD. Light-rail transit stops across the street and Town Square houses an MTC bus-stop, making this a very accessible and identifiable location. This location provides for some of the best skyline views in the Twin Cities.

This Class A property has been owned and managed by Sentinel Real Estate Corporation since 2000. Sentinel has been in business for 46 years and specializes in office, industrial and multi-family properties now totaling approximately 7.2 million square feet.

Saint Paul Area Highlights

- Home to 13 colleges/universities
- Nearly 100 theater companies in the Twin Cities, more than 30 venues, and more theater seats per capita than anywhere else in the US outside of New York
- Over 500 restaurants in Saint Paul
- Over 15,000 hotel rooms in the Twin Cities; 5,500 near downtown St Paul



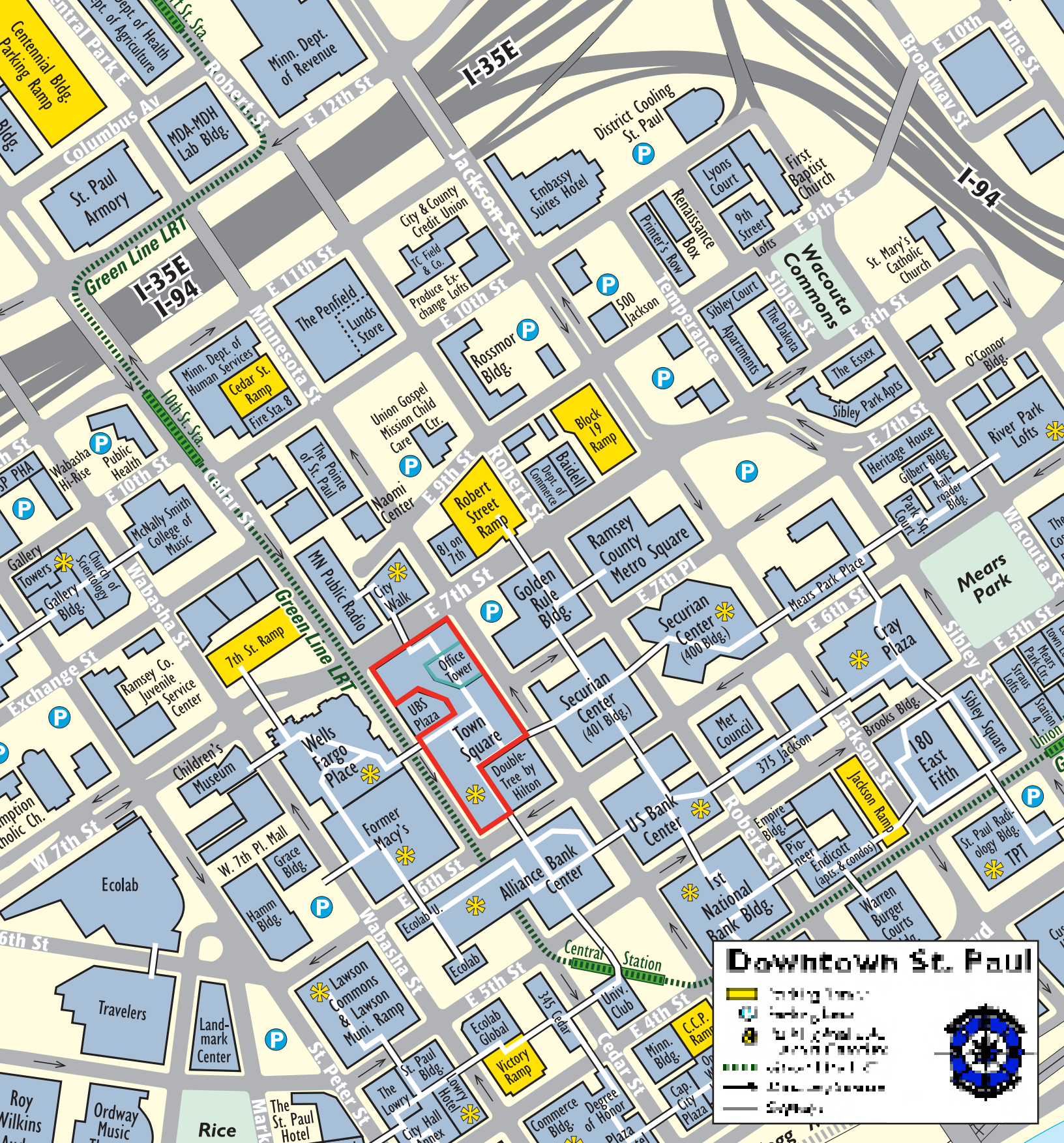
On-Site Amenities

- Class “A” office tower
- Full floor availabilities
- Conference center with wireless internet and on-site catering facilities
- 24/7 security
- Training room that seats 50 and a conference room that can accommodate 25 people
- Adjacent to 500 stall parking ramp and the DoubleTree by Hilton
- Spectacular views of St. Paul skyline
- Stable institutional ownership
- **Building naming rights, skyline signage**



Places to Go in Saint Paul

- › RiverCentre
- › The Science Museum
- › Roy Wilkins Auditorium
- › CHS Field
- › The Ordway
- › Rice Park
- › Xcel Energy Center
- › Mears Park



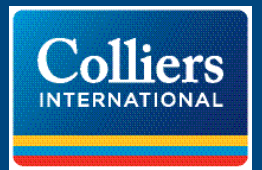
Downtown St. Paul

- Building Footprint
- Parking Lot
- Public Building
- Green Line LRT
- Street
- Sidewalk



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PROPERTY FACT SHEET

TOWN SQUARE TOWER



445 MINNESOTA ST | ST. PAUL, MN 55101



PROPERTY ADDRESS:

445 Minnesota Street
St. Paul, MN 55101

BUILDING SQUARE FEET:

248,140 rentable square feet

CURRENTLY AVAILABLE:

6th Floor: 11,705 SF
10th Floor: 2,743 SF
16th Floor: 11,689 SF
17th Floor: 4,069 SF
20th Floor: 11,977 SF
21st Floor: 11,977 SF
22nd Floor: 7,908 SF
24th Floor: 11,977 SF

Total Available: 74,045 SF

MAXIMUM CONTIGUOUS:

31,862 square feet
(floors 20, 21, and 22)

MINIMUM DIVISIBLE:

2,743 square feet

R/U FACTOR:

11%

YEAR BUILT:

1979

CEILING HEIGHT:

9'

BUILDING HOURS OF OPERATION:

7:00 am - 6:00 pm
Monday - Friday
7:00 am - 1:00 pm
Saturday



NET RENTAL RATE:

\$9.00 - \$11.00 per square foot

2018 EST. CAM & REAL ESTATE TAX:

\$7.65 per square foot operating expenses
\$2.85 per square foot taxes
\$10.50 total per square foot

AMENITIES:

- Class "A" office tower located in the skyway system
- Conference center with on-site catering facilities
- Tenant Lounge
- 24/7 security
- Wi-Fi in the Tenant Lounge, food court, building lobby and conference center
- On-site Management office and building engineering
- Adjacent to 500 stall parking ramp
- Spectacular views of St. Paul skyline
- Town Square, convenience retail and food service offerings
- Storage space available
- Stable institutional ownership

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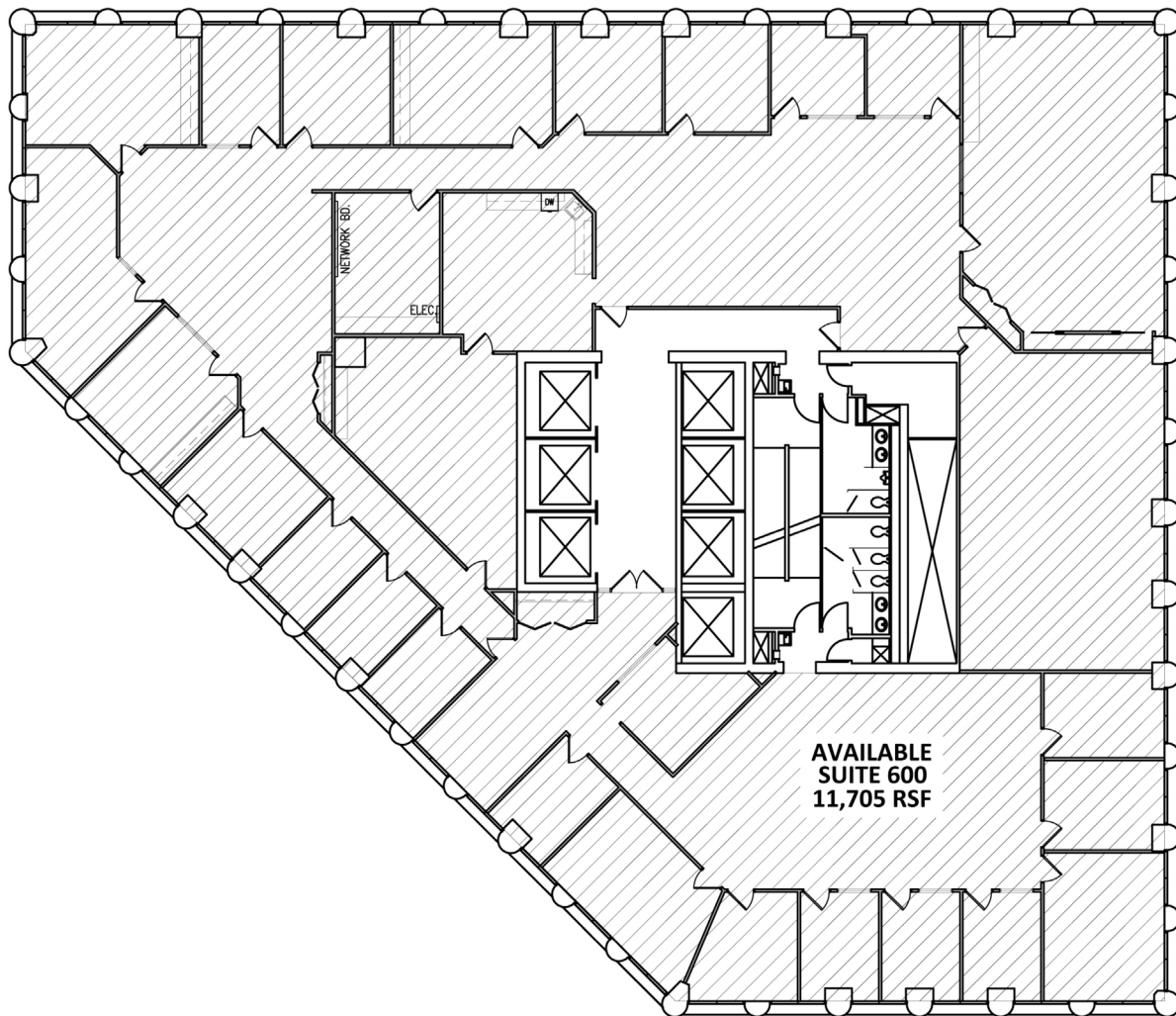
COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402
www.colliers.com

TOWN SQUARE TOWER

445 MINNESOTA ST | ST. PAUL, MN 55101



FLOOR 6
11,705 SF Available



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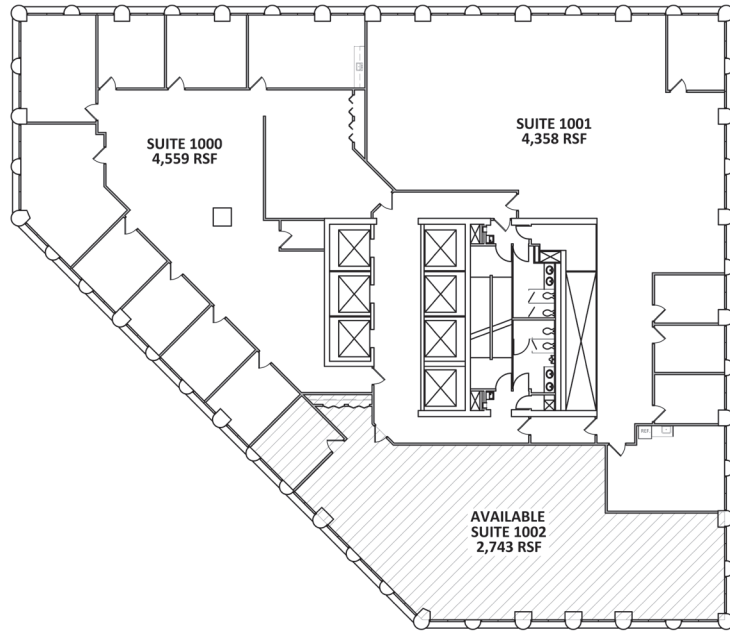


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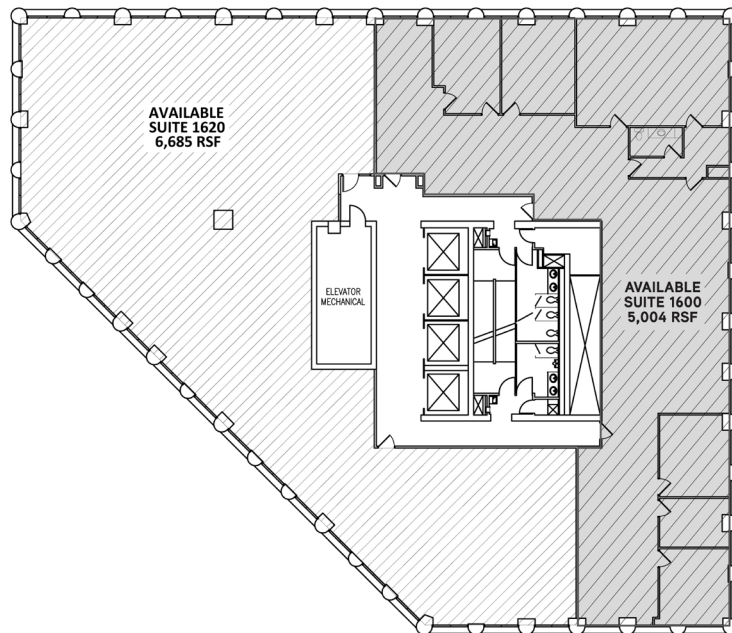
FLOOR 10

2,743 SF Available



FLOOR 16

11,689 SF Available



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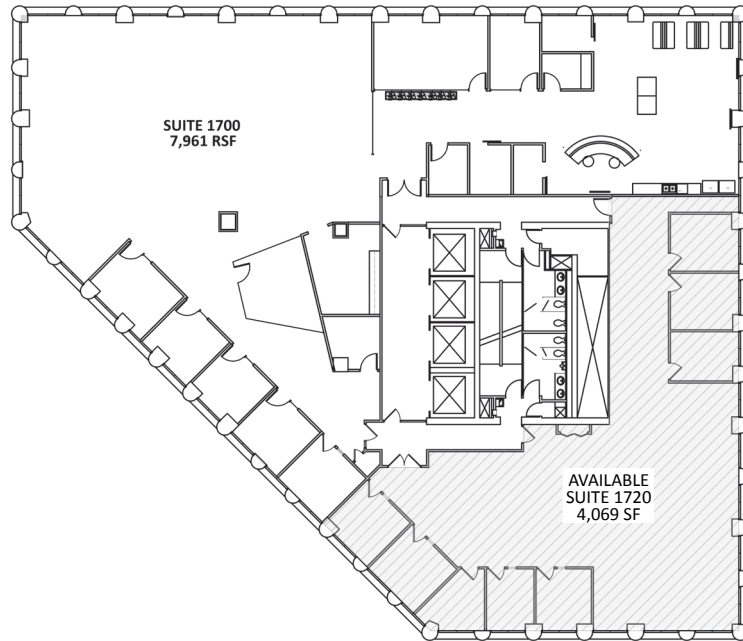


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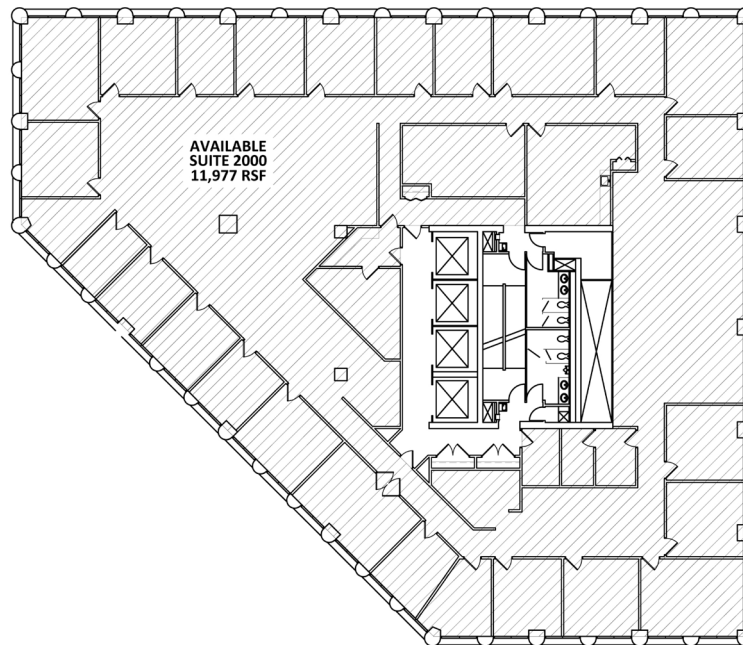
FLOOR 17

4,069 SF Available



FLOOR 20

11,977 SF Available



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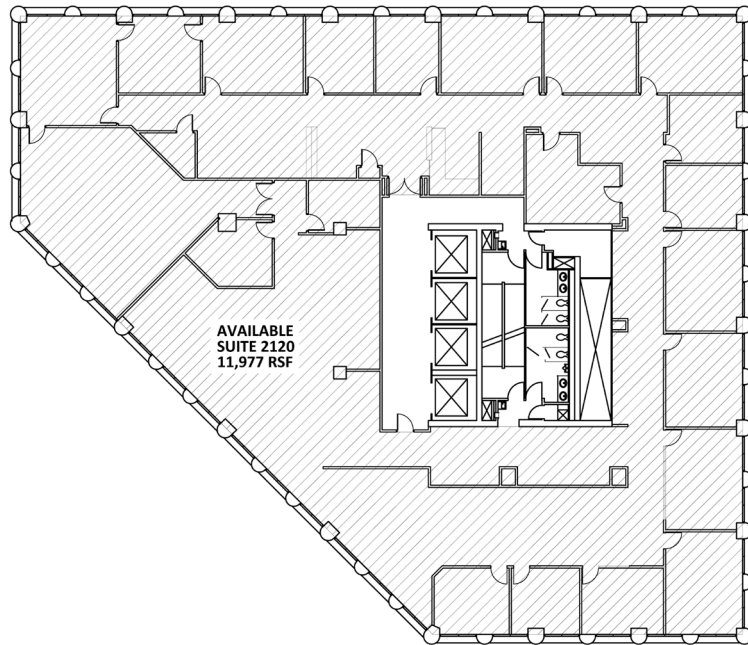
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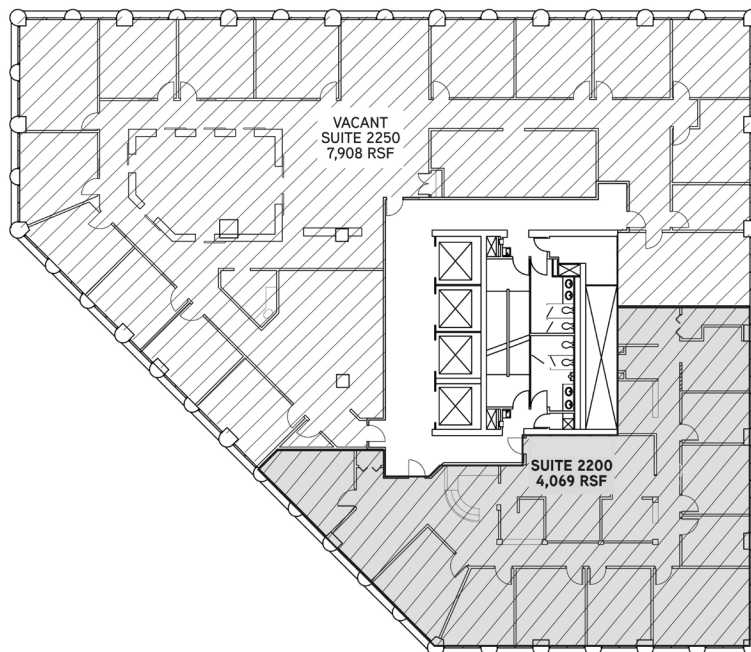
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FLOOR 21
11,977 SF Available



FLOOR 22
7,908 Available



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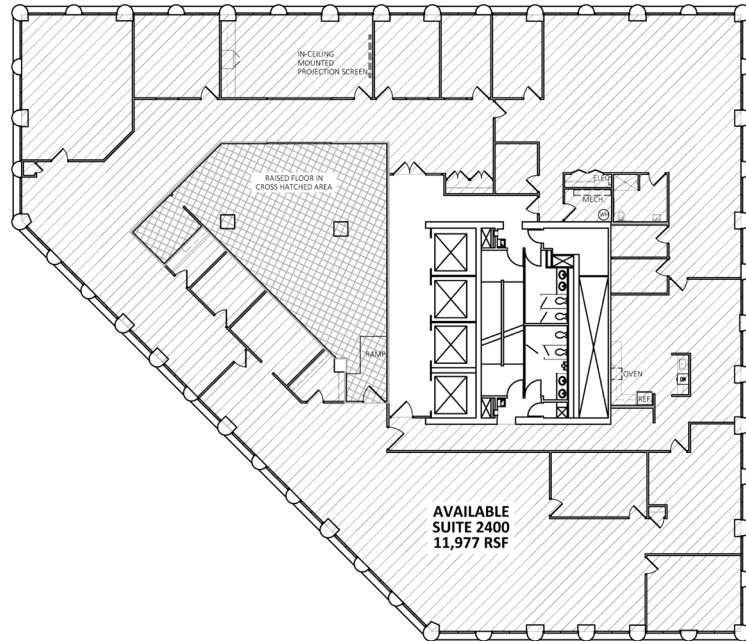
PROPERTY FLOOR PLANS

TOWN SQUARE TOWER

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FLOOR 24
11,977 SF Available



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